

# MEMORANDUM

Agenda Item No. 11(A)(13)

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**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

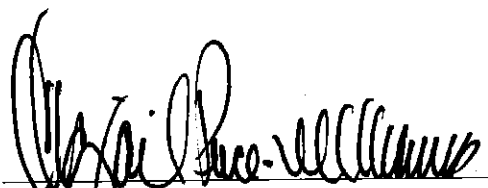
**DATE:** October 3, 2019

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution requesting that the  
County Mayor appoint full time  
staff whose sole responsibilities  
will be to review, process and  
monitor matters related to the  
construction or rehabilitation  
of workforce and affordable  
housing; and requiring a report

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The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss and Co-Sponsors Chairwoman Audrey M. Edmonson, Commissioner Eileen Higgins and Commissioner Jean Monestime.

  
Abigail Price-Williams  
County Attorney

APW/uw

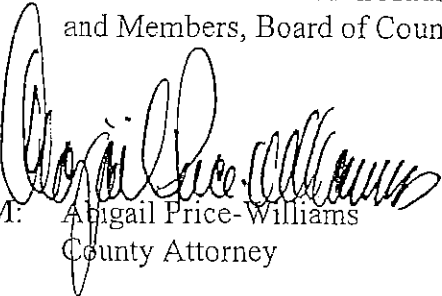


# MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

DATE: October 3, 2019

FROM:   
Abigail Price-Williams  
County Attorney

SUBJECT: Agenda Item No. 11(A)(13)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor

Agenda Item No. 11(A)(13)

Veto \_\_\_\_\_

10-3-19

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION REQUESTING THAT THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE APPOINT FULL TIME STAFF WHOSE SOLE RESPONSIBILITIES WILL BE TO REVIEW, PROCESS AND MONITOR MATTERS RELATED TO THE CONSTRUCTION OR REHABILITATION OF WORKFORCE AND AFFORDABLE HOUSING; AND REQUIRING A REPORT

**WHEREAS**, there is a severe shortage of workforce and affordable housing that is available to the residents of Miami-Dade County; and

**WHEREAS**, according to a May 31, 2018 study published by Smart Assets, Miami ranks fourth in the nation as the "Most Severely Housing Cost Burdened Cities;" and

**WHEREAS**, according to the study, "Miami was hit hard by the housing crisis and hasn't fully recovered;" and

**WHEREAS**, the study states further that "19.3 [percent] of Miami city residents are severely housing cost burdened, and 19.8 [percent] spend 30 to 50 [percent] of their income on housing costs;" and

**WHEREAS**, "[m]edian household income in Miami is lower than the nation's overall median income;" and

**WHEREAS**, according to a July 12, 2018 article published by USA Today, Miami, Fort Lauderdale and West Palm Beach were identified as second in the nation where people are struggling to find affordable housing; and

**WHEREAS**, according to the article "[t]he ratio of home price-to-income increased more than twice as fast in Miami than it did nationwide over the past five years;" and

**WHEREAS**, this Board has implemented a number of housing and development programs that are designed to increase the supply of workforce and affordable housing, targeting households whose incomes do not exceed 140 percent of the area median income established by the U.S. Department of Housing and Urban Development for Miami-Dade County, including, but not limited to, the Infill Housing Initiative, Workforce Housing Development Program, Public Housing, Section 8 Housing Choice Voucher, Section 8 Moderate Rehabilitation, Documentary Stamp Surtax, State Housing Initiative Partnerships, HOME Investment Partnership, Community Development Block Grant, and Building Better Communities General Obligation Bond programs; and

**WHEREAS**, this Board has also taken certain steps to expedite the construction and rehabilitation of affordable and workforce housing, including, but not limited to, the recent adoption of Ordinance No. 19-52, which applies certain zoning incentives currently available for properties in the Workforce Housing Development Program to properties in the Miami-Dade County Infill Housing Initiative Program and other County housing programs and providing more flexibility for redevelopment of nonconforming residential lots under those programs; and Resolution No. R-752-19, approving Implementing Order No. 4-120, which relates in part to expedited plan review programs for workforce and affordable housing; and

**WHEREAS**, during the July 16, 2019 Housing, Social Services and Economic Development Committee meeting, the Commissioners expressed concerns that more can be done to expedite the construction or rehabilitation of workforce and affordable housing, including requesting that the County Mayor consider appointing full-time staff whose sole responsibilities will be to process and monitor matters related to the construction or rehabilitation workforce and affordable housing, including, but not limited to, planning, zoning, permitting, public works and water and sewer connections; and

**WHEREAS**, this Board believes that having dedicated staff assigned for the purposes described above would assist the County to reach its goal of producing 10,000 affordable and workforce housing units, which this Board set as a policy when it adopted Resolution No. R-625-19, and would further assist the County in meeting the increasing demand for more workforce and affordable housing in Miami-Dade County,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

**Section 1.** The foregoing recitals are incorporated in this resolution and are approved.

**Section 2.** This Board request that the County Mayor or the County Mayor's designee appoint full-time staff whose sole responsibilities will be to review, process, and monitor matters related to the construction or rehabilitation workforce and affordable housing, including, but not limited to, in the areas of planning, zoning, permitting, public works and water and sewer connections.

**Section 3.** This Board directs the County Mayor or the County Mayor's designee to submit a report to this Board describing the steps that have been taken to comply with section 2 of this resolution. The County Mayor or the County Mayor's designee is further directed to submit the report to this Board within 60 days of the effective date of this resolution, and to place the completed report on an agenda of this Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss and the Co-Sponsors are Chairwoman Audrey M. Edmonson, Commissioner Eileen Higgins and Commissioner Jean Monestime. It was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman

Rebeca Sosa, Vice Chairwoman

Esteban L. Bovo, Jr.

Jose "Pepe" Diaz

Eileen Higgins

Joe A. Martinez

Dennis C. Moss

Xavier L. Suarez

Daniella Levine Cava

Sally A. Heyman

Barbara J. Jordan

Jean Monestime

Sen. Javier D. Souto

The Chairperson thereupon declared this resolution duly passed and adopted this 3<sup>rd</sup> day of October, 2019. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Terrence A. Smith  
Abbie Schwaderer-Raurell